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First Security Bank

IDAHO CONSTRUCTION REPORT

DR. KELLY K. MATTHEWS — ECONOMIST

VOLUME 33 MAY 1986 NUMBER 5

AUTHORIZED BUILDING PERMIT CONSTRUCTION

56 MAJOR LOCATIONS

MAY 1986

Idaho's residential construction activity in May improved modestly from the previous month, but was disappointingly below last year. Volatility in the bond market in recent weeks has pushed mortgage rates somewhat higher, but nevertheless, current rates remain considerably below levels prevailing a year ago. In May, 17 of the 56 Idaho locations failed to issue a single residential building permit — an increase from 13 locations in April. Despite a monthly decline of 24 percent in nonresidential construction permits, nonresidential construction valuation over the first five months of 1986 was up 16 percent.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 56 major Idaho locations in May was $40,895,422, or 17.2 percent below 1985. NEW RESIDENTIAL CONSTRUCTION for 440 new dwelling units totalled $22,427,159, a decrease of 21.8 percent in number and a decrease of 21.6 percent in value compared with a year ago. NONRESIDENTIAL CONSTRUCTION valued at $9,064,938 was down 23.5 percent from last year, while ALTERATIONS AND REPAIRS totalling $9,403,325 were up 5.3 percent.

CONSTRUCTION VALUES IN 56 MAJOR IDAHO LOCATIONS

			Percent Change 1986 from 1985	
	MAY	5 MONTHS	MAY	5 MOS
NUMBER OF NEW DWELLING UNITS	440	1,645	- 21.8	+ 4.0
VALUE (dollars)				
Residential	$ 22,427,159	$ 80,597,263	- 21.6	+ 2.1
Nonresidential	9,064,938	65,166,043	- 23.5	+ 15.7
Alterations & Repairs	9,403,325	40,446,890	+ 5.3	+ 10.0
TOTAL CONSTRUCTION VALUE	$ 40,895,422	$ 186,210,196	- 17.2	+ 8.2

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS — MAY 1986

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	0	0	0	0	$0
Coeur d'Alene	16	35	949,624	442,264	2,290,022	3,681,910
Kootenai County Un	38	77	1,147,129	232,995	193,327	1,573,451
Craigmont	0	1	0	0	1,000	1,000
Grangeville	1	5	82,772	4,926	7,000	94,698
Lewiston	10	106	515,113	146,763	279,498	941,374
Nez Perce Co Un	3	3	53,900	0	0	53,900
Moscow	21	36	528,000	0	203,827	731,827
Latah County Un	6	14	164,559	66,400	35,400	266,359
Orofino	0	13	0	0	45,043	45,043
Osburn	1	1	2,500	0	0	2,500
Sandpoint	14	12	206,628	8,500	22,510	237,638
St. Maries	2	14	19,925	0	49,938	69,863
Benewah County Un	3	12	67,000	137,000	18,000	222,000
TOTAL NORTHERN	115	329	3,737,150	1,038,848	3,145,565	7,921,563
Boise City	84	870	4,553,520	1,456,350	2,600,843	8,610,713
Meridian	21	30	1,051,330	96,672	30,650	1,178,652
Ada County Un	49	109	2,785,556	397,877	420,372	3,603,805
Caldwell	4	17	210,976	0	54,526	265,502
Canyon County Un	24	35	855,600	125,900	6,000	987,500
Nampa	9	58	339,512	34,706	215,233	589,451
Emmett	2	39	146,536	0	133,242	279,778
Gooding			REPORT NOT RECEIEVED			0
Hailey	0	9	0	605,400	55,518	660,918
Ketchum			REPORT NOT RECEIEVED			0
Sun Valley	1	9	350,000	0	128,000	478,000
Blaine County Un	14	29	3,625,870	26,400	168,000	3,820,270
Jerome	0	6	0	0	8,700	8,700
Mountain Home	3	19	148,532	0	69,369	217,901
Payette	0	6	0	10,000	22,000	32,000
Shoshone	0	3	0	0	16,675	16,675
Twin Falls City	4	44	299,228	1,351,255	409,688	2,060,171
Twin Falls Co Un	1	5	56,000	0	77,000	133,000
Weiser	0	7	0	0	23,925	23,925
TOTAL SOUTHWESTERN	216	1,295	14,422,660	4,104,560	4,439,741	22,966,961
Blackfoot	0	9	0	14,600	30,300	44,900
Bingham County Un	17	28	402,420	22,000	55,208	479,628
Idaho Falls	20	39	1,214,392	341,010	559,611	2,115,013
Ammon	1	4	50,000	0	11,200	61,200
Bonneville Co Un	27	37	958,130	98,700	137,600	1,194,430
Rexburg	7	9	125,000	2,500,000	153,500	2,778,500
Rigby	0	8	0	0	15,400	15,400
Jefferson Co Un	5	19	217,500	69,500	78,100	365,100
Salmon	0	3	0	145,000	6,000	151,000
Lemhi County Un	0	11	0	0	56,800	56,800
St. Anthony	2	6	29,000	19,495	11,500	59,995
TOTAL EASTERN	79	173	2,996,442	3,210,305	1,115,219	7,321,966
American Falls	2	9	29,000	0	10,814	39,814
Power County Un	0	1	0	5,685	0	5,685
Burley	0	4	0	7,200	21,000	28,200
Chubbuck	4	11	204,397	412,000	11,177	627,574
Montpelier	0	5	0	0	22,395	22,395
Pocatello	13	56	625,800	182,000	503,270	1,311,070
Bannock County Un	5	7	121,602	38,000	20,000	179,602
Preston	0	1	0	12,000	0	12,000
Franklin County Un	1	1	50,000	0	0	50,000
Rupert	1	10	10,800	0	29,920	40,720
Minidoka County Un	4	7	229,308	54,340	0	283,648
Soda Springs	0	9	0	0	84,224	84,224
TOTAL SOUTHEASTERN	30	121	1,270,907	711,225	702,800	2,684,932
TOTAL 56 LOCATIONS	440	1,918	22,427,159	9,064,938	9,403,325	40,895,422

Compiled by First Security Bank of Idaho N.A.

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS FIVE MONTHS CUMULATIVE 1986

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	3	0	0	16,200	$16,200
Coeur d'Alene	36	129	2,079,671	1,120,441	3,627,756	6,827,868
Kootenai County Un	114	248	4,767,144	1,411,716	1,066,619	7,245,479
Craigmont	1	3	49,500	0	2,000	51,500
Grangeville	2	22	101,772	122,394	54,210	278,376
Lewiston	32	411	1,735,149	2,108,806	921,772	4,765,727
Nez Perce Co Un	14	31	394,221	1,262,900	130,120	1,787,241
Moscow	42	95	1,467,000	506,000	694,210	2,667,210
Latah County Un	14	44	501,319	122,915	143,664	767,898
Orofino	0	52	0	0	112,871	112,871
Osburn	2	9	11,224	0	10,541	21,765
Sandpoint	18	44	300,628	764,500	143,014	1,208,142
St. Maries	9	49	112,061	1,017,300	89,699	1,219,060
Benewah County Un	17	43	624,831	462,683	66,653	1,154,167
TOTAL NORTHERN	301	1,183	12,144,520	8,899,655	7,079,329	28,123,504
Boise City	428	3,860	19,689,019	9,506,104	19,479,850	48,674,973
Meridian	59	116	3,043,209	1,490,977	186,697	4,720,883
Ada County Un	205	417	12,209,642	9,043,538	1,769,431	23,022,611
Caldwell	20	86	838,110	266,000	1,097,076	2,201,186
Canyon County Un	104	167	3,503,693	377,600	110,000	3,991,293
Nampa	32	188	1,234,682	587,403	613,867	2,435,952
Emmett	8	137	582,671	979,586	468,890	2,031,147
Gooding	0	0	0	0	0	0
Hailey	1	25	82,684	605,400	239,214	927,298
Ketchum	7	31	1,202,841	85,000	439,716	1,727,557
Sun Valley	5	26	1,491,000	0	1,081,000	2,572,000
Blaine County Un	23	50	4,684,460	54,080	379,300	5,117,840
Jerome	1	23	36,000	0	176,489	212,489
Mountain Home	17	71	849,068	0	420,308	1,269,376
Payette	4	14	100,000	10,000	28,500	138,500
Shoshone	0	3	0	0	16,675	16,675
Twin Falls City	30	168	1,620,128	7,852,247	932,801	10,405,176
Twin Falls Co Un	9	18	629,000	2,000	144,000	775,000
Weiser	0	40	0	160,000	257,193	417,193
TOTAL SOUTHWESTERN	953	5,440	51,796,207	31,019,935	27,841,007	110,657,149
Blackfoot	5	27	150,000	4,536,912	64,350	4,751,262
Bingham County Un	45	85	1,335,862	545,440	158,193	2,039,495
Idaho Falls	87	217	5,781,042	4,750,666	2,098,452	12,630,160
Ammon	4	9	237,800	0	19,700	257,500
Bonneville Co Un	57	108	2,118,990	314,850	443,810	2,877,650
Rexburg	42	20	1,223,000	2,602,500	159,300	3,984,800
Rigby	0	16	0	14,500	103,900	118,400
Jefferson Co Un	44	110	1,045,410	6,226,175	222,375	7,493,960
Salmon	0	14	0	153,000	48,300	201,300
Lemhi County Un	3	27	71,500	177,500	317,800	566,800
St. Anthony	3	11	89,000	23,995	16,200	129,195
TOTAL EASTERN	290	644	12,052,604	19,345,538	3,652,380	35,050,522
American Falls	7	25	220,500	82,600	197,979	501,079
Power County Un	4	6	54,678	7,185	0	61,863
Burley	1	11	80,000	137,200	66,000	283,200
Chubbuck	18	41	898,290	2,981,750	63,977	3,944,017
Montpelier	0	15	0	0	28,420	28,420
Pocatello	35	165	2,050,313	2,240,444	1,131,683	5,422,440
Bannock County Un	11	20	474,602	66,600	53,300	594,502
Preston	0	7	0	12,000	64,379	76,379
Franklin County Un	4	4	186,000	0	0	186,000
Rupert	1	31	10,800	216,642	147,716	375,158
Minidoka County Un	20	39	628,749	156,494	34,596	819,839
Soda Springs	0	15	0	0	86,124	86,124
TOTAL SOUTHEASTERN	101	379	4,603,932	5,900,915	1,874,174	12,379,021
TOTAL 56 LOCATIONS	1,645	7,646	80,597,263	65,166,043	40,446,890	186,210,196

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IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS — MAY 1985

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	1	5	49,500	101,500	18,300	$169,300
Coeur d'Alene	11	27	539,117	1,751,508	52,846	2,343,471
Kootenai County Un	60	106	2,791,118	216,034	240,693	3,247,845
Craigmont		NO PERMITS ISSUED				0
Grangeville	0	8	0	800	10,800	11,600
Lewiston	119	102	4,069,628	410,133	344,372	4,824,133
Nez Perce Co Un	7	8	119,000	65,000	0	184,000
Moscow	2	24	42,537	18,000	180,235	240,772
Latah County Un	7	10	82,000	0	29,300	111,300
Orofino	0	17	0	258,929	40,526	299,455
Osburn	0	2	0	588	22,216	22,804
Sandpoint	6	19	253,900	0	133,700	387,600
St. Maries	0	6	0	0	81,652	81,652
Benewah County Un	4	8	162,000	8,100	2,600	172,700
TOTAL NORTHERN	217	342	8,108,800	2,830,592	1,157,240	12,096,632
Boise City	63	846	3,665,438	298,000	2,089,586	6,053,024
Meridian	24	39	1,089,492	0	24,183	1,113,675
Ada County Un	42	75	2,639,241	10,773	317,032	2,967,046
Caldwell	3	18	123,900	414,552	65,325	603,777
Canyon County Un	19	43	590,000	906,800	84,500	1,581,300
Nampa	14	56	322,085	230,400	1,245,766	1,798,251
Emmett	1	42	94,282	318,556	129,460	542,298
Gooding	0	6	0	46,580	7,500	54,080
Hailey	1	6	65,072	10,000	85,169	160,241
Ketchum	2	14	320,819	1,363,793	61,480	1,746,092
Sun Valley	3	8	3,107,000	0	104,000	3,211,000
Blaine County Un	11	19	1,881,000	4,000	150,207	2,035,207
Jerome	0	9	0	0	23,531	23,531
Mountain Home	6	22	265,190	0	66,235	331,425
Payette	0	5	0	200,000	21,000	221,000
Shoshone	0	1	0	0	500	500
Twin Falls City	13	41	527,400	261,137	317,839	1,106,376
Twin Falls Co Un	1	6	189,000	0	43,700	232,700
Weiser	0	14	0	0	31,195	31,195
TOTAL SOUTHWESTERN	203	1,270	14,879,919	4,064,591	4,868,208	23,812,718
Blackfoot	0	8	0	225,000	35,100	260,100
Bingham County Un	11	15	374,000	204,000	296,187	874,187
Idaho Falls	43	80	1,665,120	1,401,643	309,710	3,376,473
Ammon	3	7	220,969	11,455	5,600	238,024
Bonneville Co Un	11	35	328,500	323,500	54,800	706,800
Rexburg	2	10	120,000	570,000	47,000	737,000
Rigby	2	4	97,800	0	5,500	103,300
Jefferson Co Un	25	49	684,643	146,345	73,500	904,488
Salmon	1	9	6,000	0	20,050	26,050
Lemhi County Un	4	15	115,000	0	60,002	175,002
St. Anthony	1	3	5,000	35,000	20,000	60,000
TOTAL EASTERN	103	235	3,617,032	2,916,943	927,449	7,461,424
American Falls	3	6	85,000	350	6,700	92,050
Power County Un	3	9	208,000	79,510	3,000	290,510
Burley	2	9	179,800	1,178,604	23,500	1,381,904
Chubbuck	2	2	87,706	0	0	87,706
Montpelier	0	6	0	0	23,050	23,050
Pocatello	11	67	620,000	641,097	354,502	1,615,599
Bannock County Un	8	14	406,000	2,736	7,700	416,436
Preston	0	1	0	0	5,000	5,000
Franklin County Un	4	8	160,000	25,000	0	185,000
Rupert	0	15	0	6,710	38,918	45,628
Minidoka County Un	6	13	199,348	101,080	1,504,684	1,805,112
Soda Springs	1	4	55,500	3,000	6,100	64,600
TOTAL SOUTHEASTERN	40	154	2,001,354	2,038,087	1,973,154	6,012,595
TOTAL 56 LOCATIONS	563	2,001	28,607,105	11,850,213	8,926,051	49,383,369

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IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS FIVE MONTHS CUMULATIVE 1985

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	1	14	49,500	234,500	42,650	$326,650
Coeur d'Alene	34	99	1,693,469	16,458,688	445,340	18,597,497
Kootenai County Un	154	294	6,507,927	1,412,722	1,016,762	8,937,411
Craigmont	0	0	0	0	0	0
Grangeville	0	31	0	3,300	175,615	178,915
Lewiston	157	389	5,428,107	1,901,060	1,751,297	9,080,464
Nez Perce Co Un	14	28	292,000	153,240	186,500	631,740
Moscow	12	83	538,537	106,600	2,146,676	2,791,813
Latah County Un	12	25	155,593	1,250	85,200	242,043
Orofino	2	52	49,068	375,719	148,656	573,443
Osburn	0	8	0	16,991	29,111	46,102
Sandpoint	7	40	354,400	4,500	427,585	786,485
St. Maries	11	24	144,200	7,000	108,552	259,752
Benewah County Un	7	13	249,500	42,100	14,600	306,200
TOTAL NORTHERN	411	1,100	15,462,301	20,717,670	6,578,544	42,758,515
Boise City	270	3,542	16,548,247	7,546,953	14,028,752	38,123,952
Meridian	88	138	3,977,727	116,500	192,127	4,286,354
Ada County Un	190	414	9,749,075	5,478,885	1,574,850	16,802,810
Caldwell	17	88	652,888	1,119,552	485,033	2,257,473
Canyon County Un	94	180	2,813,650	1,807,470	247,110	4,868,230
Nampa	28	185	950,400	2,928,900	2,804,664	6,683,964
Emmett	4	128	293,607	430,465	546,742	1,270,814
Gooding	0	12	0	54,580	49,900	104,480
Hailey	4	19	238,435	100,328	124,301	463,064
Ketchum	5	23	753,345	1,948,514	93,825	2,795,684
Sun Valley	4	23	3,333,000	0	327,800	3,660,800
Blaine County Un	24	39	4,050,611	1,734,000	298,157	6,082,768
Jerome	0	28	0	65,500	301,575	367,075
Mountain Home	25	78	1,175,410	1,500	234,470	1,411,380
Payette	5	22	128,000	243,500	142,000	513,500
Shoshone	0	1	0	0	500	500
Twin Falls City	53	177	2,562,132	1,255,591	1,199,154	5,016,877
Twin Falls Co Un	8	20	599,000	3,000	167,700	769,700
Weiser	2	59	32,000	22,800	101,955	156,755
TOTAL SOUTHWESTERN	821	5,176	47,857,527	24,858,038	22,920,615	95,636,180
Blackfoot	1	29	37,000	245,000	295,400	577,400
Bingham County Un	36	55	975,740	300,360	562,916	1,839,016
Idaho Falls	106	180	6,055,230	3,662,737	1,265,780	10,983,747
Ammon	4	12	270,969	21,175	21,804	313,948
Bonneville Co Un	39	100	1,311,270	2,087,750	180,038	3,579,058
Rexburg	4	28	308,000	990,000	530,400	1,828,400
Rigby	3	6	111,300	0	30,500	141,800
Jefferson Co Un	39	88	1,197,643	481,345	97,150	1,776,138
Salmon	2	26	42,000	0	274,350	316,350
Lemhi County Un	9	41	309,000	25,000	143,182	477,182
St. Anthony	1	3	5,000	35,000	20,000	60,000
TOTAL EASTERN	244	568	10,623,152	7,848,367	3,421,520	21,893,039
American Falls	6	20	185,500	850	60,800	247,150
Power County Un	9	19	413,000	79,510	108,570	601,080
Burley	3	15	240,800	1,178,604	152,000	1,571,404
Chubbuck	9	25	407,572	108,000	18,600	534,172
Montpelier	0	8	0	0	28,350	28,350
Pocatello	48	223	2,361,832	1,228,097	1,501,073	5,091,002
Bannock County Un	13	25	837,000	22,736	269,285	1,129,021
Preston	0	4	0	9,000	13,685	22,685
Franklin County Un	5	9	216,000	25,000	0	241,000
Rupert	3	37	23,000	15,734	118,229	156,963
Minidoka County Un	9	29	288,248	221,032	1,562,304	2,071,584
Soda Springs	1	11	55,500	30,000	32,300	117,800
TOTAL SOUTHEASTERN	106	425	5,028,452	2,918,563	3,865,196	11,812,211
TOTAL 56 LOCATIONS	1,582	7,269	78,971,432	56,342,638	36,785,875	172,099,945

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